

First Reading: July 19, 2018

Second Reading: Dispensed

RESOLUTION NO. 2018- 78

**A RESOLUTION AUTHORIZING ENTERING INTO AN AGREEMENT
WITH THE GREAT OAKS JOINT VOCATIONAL SCHOOL DISTRICT, DISPENSING
WITH THE SECOND READING AND DECLARING AN EMERGENCY**

WHEREAS, the Board of Township Trustees of Sycamore Township intends to introduce legislation providing for the use of tax-increment financing on the Lucke Pine Road Office Development Project Improvements; and

WHEREAS, pursuant to O.R.C. 5709.82, the Board of Township Trustees of Sycamore Township desires to enter into an agreement with the Great Oaks Joint Vocational School District providing for compensation to the school district as a result of the use of such tax-increment financing;

NOW THEREFORE, BE IT RESOLVED, by the Board of Township Trustees of Sycamore Township, State of Ohio:

SECTION 1. That the Board of Township Trustees, pursuant to Ohio Revised Code Section 5709.82 hereby authorizes an Agreement with the Great Oaks Joint Vocational School District, as set forth on the attached Exhibit A for the Lucke Pine Road Office Development tax increment financing project.

SECTION 2. Any requirement that this Resolution be read on two separate days is hereby dispensed.

SECTION 3. This Resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, welfare and safety of the township. The reason for the emergency is to allow for a timely agreement with the school district so that the township is able to proceed with the tax-increment financing plan.

SECTION 4. This Resolution shall take effect on the earliest date allowed by law.

VOTE RECORD:

Mr. Connor

Aye

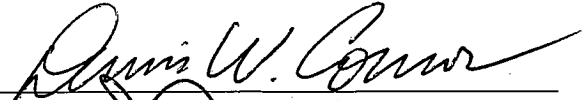
Mr. LaBarbara


Aye

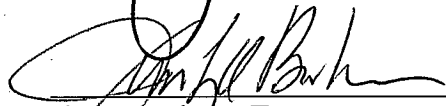
Mr. Weidman

Aye

PASSED unanimously at the regular meeting of the Board of Township Trustees this 19th day of July, 2018.

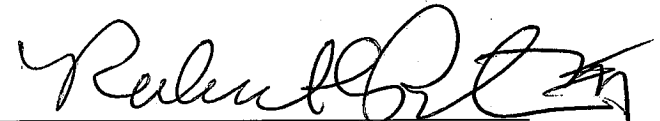

Dennis W. Connor, President


Thomas J. Weidman, Vice President

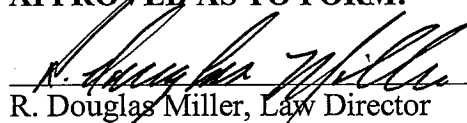

Jim Labarbara, Trustee

AUTHENTICATION

This is to certify that this resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, this 19th day of July, 2018.


Robert C. Porter, III
Sycamore Township Fiscal Officer

APPROVED AS TO FORM:


R. Douglas Miller, Law Director

TAX INCENTIVE AND SCHOOL DISTRICT REIMBURSEMENT AGREEMENT

This **Tax Incentive and School District Reimbursement Agreement** (the "Agreement") is made and entered into as of the ____ day of _____, 2018 between the **Great Oaks Vocational School District**, Hamilton County, Ohio, a joint vocational school district of the State of Ohio, (the "School District"), and the **Board of Township Trustees of Sycamore Township**, Hamilton County, Ohio (the "Township").

WITNESSETH THAT:

WHEREAS, the Township notified the School District of its intent to grant an exemption (the "TIF Exemption"), as authorized by Section 5709.73(B), Ohio Revised Code, for improvements to certain real property located within the boundaries of the Township and the School District, which real property is more specifically described in Exhibit "A", attached hereto and made a part hereof (the "Exempted Property"), by using the property taxes exempted to pay for or finance the construction of public improvements that are necessary for the development of the Exempted Property (the "Public Improvements") in order to induce Developers to develop the Exempted Property; and

WHEREAS, the Board of Education of the School District is not opposed to the TIF Exemption, provided that the parties hereto enter into this Agreement; and

WHEREAS, the Township has, by resolutions of the Board of Township Trustees of the Township (the "Township Resolutions"), granted the TIF Exemption and authorized the execution of this Agreement; and

WHEREAS, Ohio Revised Code Section 5709.82 (B) and (C) permit the Board of Township Trustees of the Township and the Board of Education of the School District to enter into this Agreement in order to compensate the School District for property taxes lost as a result of the Tax Incentives; and

NOW, THEREFORE, in consideration of these premises and the mutual covenants hereinafter described, the School District and the Township covenant, agree and bind themselves as follows:

Section 1. Approval of the TIF Exemption; Compensation to School District While TIF Exemption in Effect.

(a) The School District waives the forty-five day notice requirement under ORC 5709.73 for this development and approves the TIF Exemption for up to 100% of the further improvements to the Exempted Property, for a period of up to thirty (30) years, commencing with the tax year as established in the TIF legislation to be passed by the Township.

(b) During any year, or any portion thereof, in which the School District would have received property tax payments derived from the Exempted Property, but for the Township's authorization of the TIF Exemption, the Township agrees to pay to the School District an amount equal to the additional amount of property tax payments derived from the Exempted Property that the School District would have received from the Exempted Property but for the TIF Exemption.

Section 2. Confirmation of TIF Compensation Amount. During each year which the TIF Exemption will result in the School District's receipt of less than 100% of the amount of real property taxes due with respect to the Exempted Property, the Treasurer shall confirm the amount of the TIF Compensation to the Township in the following manner: Within seven (7) days after the Township receives (or would have received, but for the TIF Exemption) a real property tax payment or TIF related payment in lieu of real property tax payment, the Township shall provide the School District's Treasurer (and any legal counsel designated by the School District's Treasurer) with the amount of the proposed TIF Compensation and a copy of the data used to calculate the proposed TIF Compensation. Within seven (7) days of the receipt of such information by the School District Treasurer, the School District (or its legal counsel) shall confirm, in writing, the amount of the TIF Compensation or shall provide the Township with an alternative TIF Compensation amount and the data supporting such amount. Should the School District fail to respond to the Township according to the provisions of this Section 2, the Township shall continue to make the TIF Compensation payment calculated by the Township as detailed in Section 3 of this Agreement. Nothing contained in this Section 2 shall limit either the School District's or the Township's ability, after payment and receipt of the TIF Compensation amount, to seek recovery of amounts later deemed to be overpaid or underpaid due to clerical or other error.

Section 3. Payment of TIF Compensation. Within twenty days after the Township receives (or would have received, but for the TIF Exemption) a real property tax payment or service payment with respect to the Exempted Property, the Township shall pay to the School District the amount of the TIF Compensation.

Section 4. Resolution of Disputes. In the event the School District disputes the amount of the TIF Compensation as calculated by the Township, the School District shall notify the Township of the basis for the dispute and the amount that the School District claims is the correct amount of TIF Compensation to be paid to the School District by the end of the School District's seven (7) day review period outlined in Section 2. Within 10 days thereafter, the School District Treasurer and Township Fiscal Officer or any Township Trustee, or their designated representatives, shall confer regarding the amount in dispute. Even if a dispute exists, the Township shall pay, within the time period set forth in Section 3, the amount that is not in dispute. Nothing contained in this Section 4 shall limit either the School District's or the Township's ability, after payment and receipt of the undisputed TIF Compensation amount, to seek recovery of amounts deemed overpaid or underpaid.

Section 5. Late Payments. Any late TIF Compensation payments shall bear interest at the then current rate established under Sections 323.121(B)(1) and 5703.47 of the Ohio Revised Code (as the same may be amended from time to time, or any successor provisions

thereto as the same may be amended from time to time), except for that portion of a TIF Compensation payment delayed pursuant to a reasonable dispute as provided in Section 4 hereof.

Section 6. Notices. All notices, designations, certificates, requests or other communications under this Agreement shall be sufficiently given and shall be deemed given when mailed by registered or certified mail, postage prepaid, addressed to the School District at 3254 East Kemper Road, Cincinnati, Ohio 45241, Attn: Chief Financial Officer, and to the Township at 8540 Kenwood Road, Cincinnati, Ohio 45236, Attn: Administrator. The School District or the Township, by notice given under this Agreement, designate any further or different addresses to which subsequent notices, designations, certificates, requests or other communications shall be sent.

Section 7. Duration of Agreement, Amendment. This Agreement shall become effective on the date that it is executed and delivered and shall remain in effect for such period as any Tax Incentives are in effect. This Agreement may be amended only by mutual agreement of the School District and the Township.

Section 8. Binding Nature of Obligations. The provisions of this Agreement, shall be binding and enforceable by the School District against the Township and all persons who or which shall be successors and assigns of the Township.

Section 9. Severability. Should any portion of this Agreement be declared by the courts to be unconstitutional, invalid or otherwise unlawful, such decision shall not effect the entire Agreement but only that part declared to be unconstitutional, invalid or illegal.

Section 10. Counterparts; Captions. This Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same Agreement. Captions have been provided herein for the convenience of the reader and shall not affect the construction of this Agreement.

IN WITNESS WHEREOF, the School District and the Township have caused this Agreement to be executed in their respective names by their duly authorized officers all as of the date hereinbefore written.

{Signature Page Attached}

GREAT OAKS VOCATIONAL SCHOOL
DISTRICT

By: _____
Ben Vanhorn, Chief Financial Officer

BOARD OF TOWNSHIP TRUSTEES OF
SYCAMORE TOWNSHIP, OHIO

By: _____
Dennis W. Connor, President

By: _____
Robert C. Porter, III, Fiscal Officer

STATE OF OHIO)
)SS:
COUNTY OF HAMILTON)

On this _____ day of _____, 2018 before me, a Notary Public in and for said county and state, personally appeared Ben Vanhorn, the Chief Financial Officer of the Great Oaks Vocational School District, who acknowledged the execution of the foregoing instrument and that the same is his voluntary act and deed on behalf of the School District and the voluntary and corporate act and deed of that School District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

Notary Public

STATE OF OHIO)
)SS:
COUNTY OF HAMILTON)

On this _____ day of _____, 2018, before me, a Notary Public in and for said county and state, personally appeared Dennis W. Connor and Robert C. Porter, III, the President of the Board of Township Trustees and Fiscal Officer, respectively, of Sycamore Township, Hamilton County, Ohio, who acknowledged the execution of the foregoing instrument and that the same is their voluntary act and deed on behalf of Sycamore Township and the voluntary and corporate act and deed of that township.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

Notary Public

This instrument was prepared by:
R. Douglas Miller, Attorney at Law

EXHIBIT A

12858

01597

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map: 4/1/15

CAGIS -

Exhibit A

Berding Surveying



GPS Surveying • 3D Laser Scanning

Description for: Neyer Properties

Location: Pine Road – Kenwood Baptist, 3.0057 Acres

Situated in the State of Ohio, Hamilton County, Sycamore Township, in Section 14, Town 4, Entire Range 1 of the Miami Purchase, and being more particularly described as follows:

BEGINNING at an existing 1" iron pipe in the centerline of Pine Road (50 foot R/W), said pipe being North 85°35'00" West, 30.01 feet from an existing 3/4" iron pin at the southwest corner of lot 7 of Cahall 2nd Subdivision, as recorded in Plat Book 79, Pages 31 & 32 of the Hamilton County Recorder's Office;

Thence leaving said centerline in part along the south line of said lot 7, South 85°35'00" East, 521.75 feet to a set iron pin in the south line of a tract conveyed to Lee G. Robinson, Trustee of the Lee G. Robinson Revocable Trust, as recorded in Official Record 12463, Page 1119;

Thence along new division lines the following three (3) courses:

1. South 02°51'45" West, 44.22 feet to a set iron pin,
2. South 58°54'27" West, 136.99 feet to a set iron pin,
3. South 02°51'45" West, 173.73 feet to a set iron pin in the north line of a tract conveyed to Kenwood Road Properties, LLC as recorded in Official Record 10775, Page 1007;

Thence with said north line, North 85°35'00" West, 408.08 feet to a set MAG nail in the centerline of Pine Road, passing 1.68 feet south of an existing iron pin with cap (Nordloh) at 382.87 feet;

Thence, with the centerline of Pine Road, North 02°51'45" East, 297.55 feet to the **POINT OF BEGINNING**.

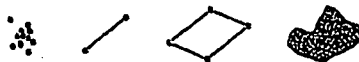
Containing 3.0057 acres, of which 0.1707 acres is within the right-of-way of Pine Road, and being subject to all legal easements and highways of record.

G.J. Berding Surveying, Inc.

741 Main Street • Millford, OH 45150 • 513 831 5505 tel • 513 831 6761 fax • www.berdingsurveying.com

600-202-584
SF

12858 01598



Page 2

Description for: Neyer Properties

Location: Pine Road - Kenwood Baptist, 3.0057 Acres

The above described area being part of a 10.5128 acre tract conveyed to the Kenwood Baptist Church of Cincinnati, Ohio as recorded in Official Record 11920, Page 1407 of the Hamilton County Recorder's Office.

All iron pins set are 5/8" X 30" rebar with cap stamped "G.J. BERDING SURVEYING, INC".

Bearings are based on a consolidation of the parent tract as recorded in Plat Book 430, Page 45 of the Hamilton County Recorder's Office.

Prepared by G.J. BERDING SURVEYING, INC. February 13, 2015. Based on a survey prepared by G.J. BERDING SURVEYING, INC. on February 13, 2015.

Gerard J. Berding, P.S. 6880

February 13, 2015

Date

